

28. NOTICES: ANY NOTICE GIVEN OR REQUIRED TO BE GIVEN HEREUNDER SHALL BE DEEMED TO HAVE BEEN DELIVERED AND EFFECTIVE UPON THE MAILING OF THE SAME BY THE PARTY FROM WHOM NOTICE IS REQUIRED TO THE PARTY TO WHOM NOTICE IS TO BE GIVEN, BY U S. MAIL, POSTAGE PREPAID TO THE LAST KNOWN ADDRESS OF THE PARTY TO WHOM NOTICE IS TO BE GIVEN AS SET FORTH BELOW. IN THE EVENT NOTICE IS REQUIRED TO BE MAILED BY CERTIFIED MAIL, POSTAGE PREPAID, THEN THE NOTICE SHALL BE EFFECTIVE UPON MAILING OF THE CERTIFIED MAIL, POSTAGE PREPAID, TO THE PARTY TO WHOM NOTICE IS TO BE GIVEN HEREUNDER.

29. ENTIRE AGREEMENT: THIS AGREEMENT CONTAINS THE ENTIRE AGREEMENT BY AND BETWEEN THE PARTIES HERETO, AND ALL PRIOR OR CONTEMPORANEOUS ORAL OR WRITTEN AGREEMENTS ENTERED BETWEEN THE PARTIES ARE MERGED HEREIN. THIS AGREEMENT MAY BE MODIFIED ONLY UPON THE WRITTEN AGREEMENT OF ALL OF THE PARTIES HERETO.

30. ASSIGNMENT: THIS AGREEMENT MAY NOT BE ASSIGNED, EXCEPT FOR COLLATERAL PURPOSES, BY ANY PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE OTHER PARTIES TO THIS AGREEMENT.

31. BINDING EFFECT: THIS AGREEMENT SHALL BE BINDING AND IN EFFECT BETWEEN THE COOP AND EITHER THE BUYER OR SELLER, AS THE CASE MAY BE, FROM AND AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY THE COOP AND EITHER THE BUYER OR THE SELLER. THIS AGREEMENT SHALL BE BINDING AND IN EFFECT BY AND BETWEEN THE COOP, THE SELLER AND THE BUYER UPON THE EXECUTION OF THIS AGREEMENT BY THE COOP, THE BUYER AND THE SELLER. IN THE EVENT THAT THIS AGREEMENT IS FIRST EXECUTED BY AND BETWEEN THE COOP AND EITHER THE BUYER OR THE SELLER, WITHOUT THE CONTEMPORANEOUS EXECUTION OF THE AGREEMENT BY THE THIRD PARTY TO THIS AGREEMENT, AND IS LATER EXECUTED BY SAID THIRD PARTY, WHETHER SAID THIRD PARTY BE THE SELLER OR THE BUYER, THEN THE THREE PARTY AGREEMENT SHALL BE EFFECTIVE AGAINST THE LAST PARTY TO EXECUTE THE SAME, FROM AND AFTER THE DATE OF EXECUTION OF THIS AGREEMENT BY SAID PARTY. THE TERMS, PROVISIONS, COVENANTS AND WARRANTIES INCLUDED IN THIS AGREEMENT SHALL BE BINDING UPON THE PARTIES HERETO FROM AND AFTER THE DATE EACH PARTY EXECUTES THIS AGREEMENT.